



City of Carmel

CARMEL PLAN COMMISSION AGENDA

October 19, 2004

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

H. Public Hearings:

- 1h. Docket No. 04080042 DP Amend/ADLS:
Kentucky Fried Chicken/Long John Silver's**
The applicant proposes to construct a fast food restaurant building. The site is located at 1331 S. Range Line Road. The site is zoned B-8/Business.
Filed by Ryan Oyster of the GPD Group.
- 2h. Docket No. 04080055 PP: Brightleaf Subdivision – Primary Plat**
The applicant seeks to plat a residential subdivision of 64 lots on 40 acres. The site is located at 14407 Shelborne Road. The site is zoned S1/Residence.
Filed by Dennis Olmstead of Stoeppelwerth and Associates for Pittman Partners.
- 3h. Docket No. 04080059 PP: Saddlebrook at Shelborne – Primary Plat**
The applicant seeks to plat a residential subdivision of 77 lots on 61.21 acres. The site is located at 11901 Shelborne Road. The site is zoned S1/Residence.
Filed by Steve Hardin of Bingham McHale LLP for Leeds, LLC.

- 4h. Docket No. 04080044 PV: West Carmel Center, Blk F, lot 1**
The applicant seeks approval for a plat vacation for 1 lot of 13.032 acres±. The site is located southwest of Commerce Drive & Retail Parkway. The site is zoned B-3/Business within the US 421 Overlay.
Filed by Mary Solada of Bingham McHale for Duke Construction, LP.
- 5h. Docket No. 04080052 PP: West Carmel Marketplace - Primary Plat**
The applicant seeks to plat a commercial subdivision of 11 lots on 61.609 acres. The petitioner also seeks the following subdivision waivers:
Docket No. 04080053 SW: SCO 6.03.15, 2 - Street Layout and Design Standards
The site is located at 9901 Michigan Road. The site is zoned B2/Business and B3/Business, and is within the US 421 Overlay.
Filed by Mary Solada of Bingham McHale LLP for Duke Construction, LP.
- 6h. Docket No. 04080049 Z: North Meridian Medical Pavilion**
The applicant seeks to rezone approximately 4 acres from S-2/Residence and B-3/Business Classifications to B-6/Business within the US 31 Overlay. The site is located northwest of Old Meridian Street and Meridian Street (US 31).
Filed by Dan Barkes of the Lauth Property Group.
- 7h. Docket No. 04080050 PV: North Meridian Medical Pavilion**
The applicant seeks approval to vacate part of lots #10-12 within Williams Creek Farms. The site is located northwest of Old Meridian Street and Meridian Street.
Filed by Dan Barkes of the Lauth Property Group.
- 8h. Docket No. 04080051 DP/ADLS: North Meridian Medical Pavilion**
The applicant seeks approval to build a 2-building medical office complex. The site is located northwest of Old Meridian Street and Meridian Street (US 31).
Filed by Dan Barkes of the Lauth Property Group.
- 9h. Docket No. 04080060 DP/ADLS: 116th Street Centre**
The applicant proposes to construct two mixed-use office/retail buildings. The site is located at the northwest corner of 116th St and Guilford Road. The site is zoned B-2.
Filed by Joe Calderon of Ice Miller for Equicor Development, Inc.
- 10h. Docket No. 04060026 Z: Carey's Addition, Lot 9 (pt)**
The applicant seeks to Rezone this lot from R-3/Residence to B-1/Business within the Old Town Overlay - Character Sub-area. The site is located at 105 First Ave. NE.
Filed by Carl & Jennifer Hartmann.
- 11h. Docket No. 04090008 DP/ADLS: Companion Animal Hospital**
The applicant proposes to construct a veterinary hospital. The site is located at 1425 South Range Line Rd. The site is zoned B-8/Business.
Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.

12h. Docket No. 04080064 OA: Ordinance Amendment

Sections 21.02.05; 30.05.04; and 31.06.06

The City of Carmel seeks to amend the following Zoning Ordinances: 21.02.05; 30.05.04; and 31.06.06. These amendments affect properties that are the subject of denied Board of Zoning Appeals and Plan Commission petitions.

Filed by the City of Carmel.

13h. Docket No. 04080047 Z: Elliot's Mohawk Place

The applicant seeks to rezone 1 parcel from the I-1/Industrial District to the C-1/City Center Zoning Classification. The site is located at the northwest corner of Range Line Rd and Center Dr (126th St).

Filed by the Carmel Department of Community Services.

14h. Docket Nos. 04070029 OA:

Temporary Use Regulations Ordinance & Resubdivision; Lots containing Two-Family Dwellings

The applicant seeks to amend Chapters 3, 25, 25.07, and Appendix A of the Carmel/Clay Zoning Ordinance. The applicant also seeks to add Section 5.8 to the Carmel Subdivision Control Ordinance regarding resubdivision of lots containing two-family dwellings.

Filed by the Carmel Department of Community Services.

I. Old Business:

1i. Docket No. 04070033 DP/ADLS: Medical Office Building

The applicant seeks approval for a medical office building. The site is located at 10801 North Michigan Road. The site is zoned B-2/Business within the US 431 Overlay Zone.

Filed by Mary Solada of Bingham McHale for BW Partners.

2i. Docket Nos. 04070035 Z and 04070036 DP/ADLS: Monon & Main PUD

The applicant seeks to rezone approximately 4 acres from B-1/ and B-3/Business Classifications in the Old Town Character Sub-area to a Planned Unit Development and create a live-work development. The site is located at 320 West Main.

Filed by Jim Shinaver of Nelson & Frankenberger for Eden Land Company, Inc.

3i. Docket No. 04080048 Z: Carmel Dr - Range Line Rd Overlay: Rezone

The applicant seeks to rezone multiple parcels to the Carmel Drive-Range Line Rd Overlay District. The parcels are located along Range Line Rd and Carmel Drive.

Filed by the Carmel Department of Community Services.

J. New Business

K. Adjournment